071.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,805,400 / 1,805,400
					USE VALUE:	1,805,400 / 1,805,400
					ASSESSED:	1,805,400 / 1,805,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHUGASIAN VARTAN & ARMEN J
Owner 2:	
Owner 3:	
Street 1:	39 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHEKIJIAN SAMUEL -
Owner 2:	-
Street 1:	39 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 19,260 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Brick Veneer Exterior and 4085 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19260.000	755,900	1,800	1,047,700	1,805,400
Total Card	0.442	755,900	1,800	1,047,700	1,805,400
Total Parcel	0.442	755,900	1,800	1,047,700	1,805,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.94 | /Parcel: 441.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45294
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	755,200	1800	19,260.	1,047,700	1,804,700	1,804,700	Year End Roll	12/18/2019
2019	101	FV	592,500	1800	19,260.	1,047,700	1,642,000	1,642,000	Year End Roll	1/3/2019
2018	101	FV	592,500	1800	19,260.	898,000	1,492,300	1,492,300	Year End Roll	12/20/2017
2017	101	FV	592,500	1800	19,260.	838,200	1,432,500	1,432,500	Year End Roll	1/3/2017
2016	101	FV	592,500	1800	19,260.	718,400	1,312,700	1,312,700	Year End	1/4/2016
2015	101	FV	580,200	1800	19,260.	643,600	1,225,600	1,225,600	Year End Roll	12/11/2014
2014	101	FV	468,600	1800	19,260.	595,700	1,066,100	1,066,100	Year End Roll	12/16/2013
2013	101	FV	468,600	1800	19,260.	568,000	1,038,400	1,038,400		12/13/2012

!6047!

PRINT

Date	Time
12/10/20	20:51:44

LAST REV

Date	Time
04/16/19	15:44:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6047

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEKIJIAN SAMUE	1440-50		8/14/2013	Chgd>Assmt<	1,550,000	No	No		
	953-23		1/1/1982		172,000	No	No		Y

USER DEFINED

Prior Id # 1:	45294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Meas/Inspect	163	PATRIOT
3/31/2000	Inspected	264	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
7/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19260		Sq. Ft.	Site		0	70.	0.78	4			View	50					1,047,693						1,047,700	

Total AC/HA:	0.44215	Total SF/SM:	19260	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 1,047,693	Spl Credit	Total: 1,047,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	16 - Stone Vene	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.12989032
Const Adj.:	1.05070305
Adj $ / SQ:	112.782
Other Features:	170032
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	792306
Depreciation:	36446
Depreciated Total:	755860

COMMENTS

643-2566, OF=SHOWER IN BATH, SAUNA IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 3 | HB

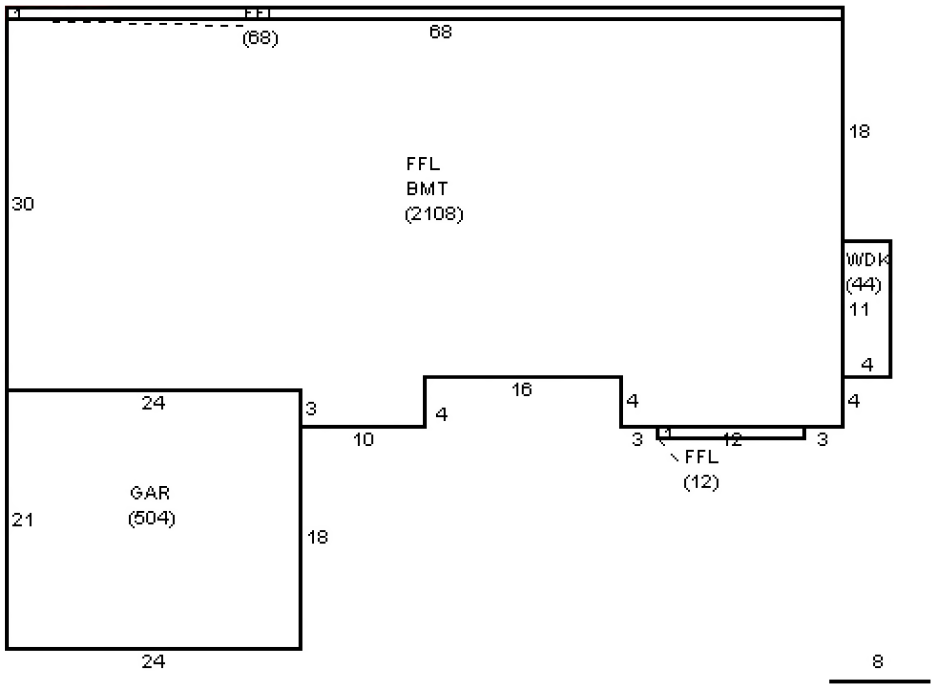
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	150.00
Special Features:	0	Val/Su Net:	156.05
Final Total:	755900	Val/Su SzAd	345.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,188	112.780	246,767
BMT	Basement	2,108	79.510	167,610
GAR	Garage	504	20.970	10,570
WDK	Deck	44	16.810	740

Net Sketched Area: 4,844 | Total: 425,687

Size Ad 2188 | Gross Are 4844 | FinArea 4085

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	40X12	A	AV	1985	3.03	T	27.2	101			1,100			1,100
95	Sauna	D	Y	1	4X8	A	AV	1958	38.28	T	40.8	101			700			700

More: N | Total Yard Items: 1,800 | Total Special Featues: | Total: 1,800